



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Guide Price £260,000



Castle Way  
Pontefract  
WF8 2FY



This exceptional three-bedroom, semi-detached home in Pontefract is the epitome of modern living, enhanced by added built in extras that elevate its appeal. Designed with both style and functionality in mind, the current owners have maximized this home to create a truly stunning interior. The home features generously sized rooms, perfect for families first time buyers or those looking to upsize.

Upon entering, you're greeted by a spacious and elegantly designed living area. The kitchen is fully equipped with modern appliances and high-end finishes, including a convenient utility room that keeps the space organized and clutter-free. The master bedroom is a luxurious retreat, complete with an ensuite bathroom, offering privacy and comfort. The additional two bedrooms are well-sized and share a beautifully appointed family bathroom. The property also boasts landscaped gardens to both the front and rear, providing ample outdoor space for relaxation and entertaining along with a professionally built summer house. A private driveway offers convenient off-street parking. This home is truly exceptional, offering a perfect blend of luxury and practicality, making it an ideal choice for a range of buyers. Don't miss out on this rare opportunity to own a property that combines stunning interiors with functional design in a desirable location. With great schools and commuter links nearby this home ticks all the boxes. Call Logic Real Estate to book your early viewings.

Ground Floor Accommodation - Entrance Hallway Entry inside the property through a composite door with stairs leading up to the first floor accommodation and door to the lounge. Lounge Wood effect Amtico flooring with a twin panel central heating radiator, white uPVC double glazed window to front elevation having telephone and television points. Kitchen Diner Having a range of contemporary wall and base units, a one and a half bowl stainless steel sink and drainer with chrome mixer tap and square edge laminated worktops. There are integrated appliances which include a double electric oven, four ring electric hob with a chimney style extractor fan, dishwasher and fridge freezer. Amtico flooring with white uPVC double glazed windows and French doors to rear

elevation. Twin panel central heating radiator and space for dining table. W.C. Having contemporary base units which has a inset vanity style sink with chrome mixer tap and shelving. There is a white close coupled W.C, a twin panel central heating radiator, fitted washing machine and Amtico flooring.

First Floor Accommodation - Landing - With stairs down to the ground floor accommodation and doors to: Bedroom Two White uPVC double glazed windows to the rear elevation, a twin panel central heating radiator and mirrored, sliding door wardrobes. Bedroom Three Twin panel central heating radiator and white uPVC double glazed windows to the front elevation. Bathroom Mostly tiled from floor to ceiling with tiled flooring to match, the bathroom has a three piece fitted suite which comprises: close coupled W.C, a vanity style wash hand basin having a chrome mixer tap and a white paneled bath tub with chrome mixer tap and lift away shower head. Chrome towel radiator and inset spotlighting.

Second Landing Twin panel central heating radiator, a white uPVC double glazed window to front elevation and stairs to the second floor accommodation.

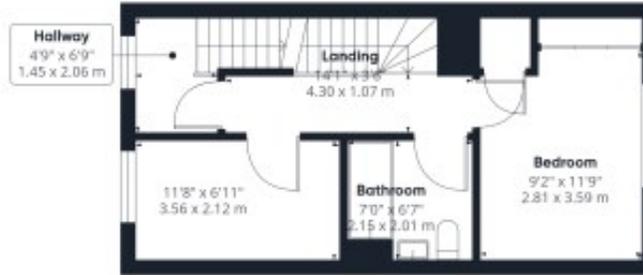
Second Floor Accommodation - Master Bedroom White uPVC velux window to the rear elevation and a white uPVC double glazed window to the front elevation. Twin panel central heating radiator and door to the En-Suite. En-Suite Half tiled with a three piece fitted suite comprising: close coupled W.C, a vanity style wash hand basin having chrome mixer tap and a corner shower cubicle with rainfall power shower and glass sliding door. White uPVC double glazed Velux window, chrome towel radiator and tiled flooring.

Exterior Front Entry inside the property is through a composite door, there is a asphalt driveway parking for two cars and access to the rear of the property through the side gate. Exterior Rear The rear garden is half paved and half laid to lawn having plenty of space for garden furniture. To the rear, there are stunning, views of fields. There is built summer house with full power and side storage.

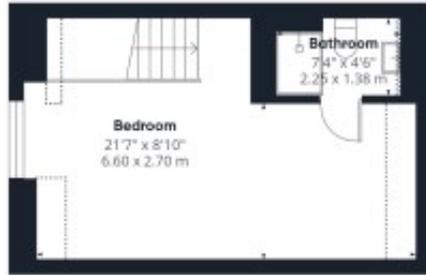




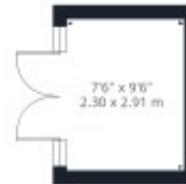
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1038 ft<sup>2</sup>  
96.4 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

CONTACT

148 Southgate  
Pontefract  
West Yorkshire  
WF8 1QT

E: info@logicrealestate.co.uk  
T: 01977 700595

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

